

MINUTES

CLARK COUNTY HISTORIC PRESERVATION COMMISSION
HOWARD HOUSE, OFFICER'S ROW
TUESDAY, SEPTEMBER 10TH, 2002

(THESE ARE SUMMARY, NOT VERBATUM, MINUTES.
AUDIO TAPES ARE FILED WITH COMMUNITY
DEVELOPMENT, LONG RANGE DIVISION)

Members Present:

Rob Freed, Richard Hovey, Holly Chamberlain, Greg Weber

Members Absent:

Julie Garver

Clark County Staff Present:

Derek Chisholm, Long Range Planning,
Linda Floyd, Heritage Coordinator,
MK Campbell, Building Division

Rob Freed

Call to order

Derek Chisholm

Role Call

Rob Freed - present

Richard Hovey - present

Holly Chamberlain - present

Greg Weber - present

Julie Garver - absent

Linda Floyd - present

Rob Freed

Attendee Names and addresses

Marjory Reeves - Seattle, Washington

Pat Cramer 1407 Officers Row

LG Nelson - City of Vancouver

Cindy Peterson - City of Vancouver

Mary White - 1215 Officers Row

Dan Jones - No address given

Ms. Smith - Resident of Officers Row

Jackson Bridges - 1251 Officers Row

Eric Dufendach - 1051 Officers Row

Steve Burdick– City of Vancouver
Suzan Wallace – City of Vancouver
Larry Holden– Property Manager for Officers Row

Rob Freed

Request for public comments not relating to agenda items

No comments given

Adoption of minutes of 8-13-02

Holly Chamberlain

Moves for adoption of minutes

Greg Weber
2nd

Motion Carried Unanimously

Audience member request for minutes to be read

Derek Chisholm

Minutes from prior meeting read per request from citizen.

Linda Floyd -Heritage Coordinator

Heritage Report Update

There was some discussion of the grant-funded brochure:

WA State requirements for spending (regarding the design work)

\$1,000- \$5,000 = low level of requirements

\$5,000- Up = Formal Bids

Heritage week in October run-down of events

Rob Freed

Unfinished business moved to end in lue of 3 cases

1st Case HST2002- 00005 Nomination to Clark County Register of Jefferson/Davis Monument

Derek Chisholm

Explained history of monument placement issues & owners desire to have it registered

Summary of Staff Report

Staff recommends the listing of the marker on the Heritage Register

Eligibility

50 yr. old

Significantly associated w / local history

Design integrity

Not determined to have significance because of impact on local history
But, the marker was found to be representative of a special element of Clark County history in that the United Daughters Of The Confederacy's lobbying and grassroots organizing were important happenings.

Staff feels it meets all criteria and recommends listing it on the local registry.

Rob Freed

Asked Derek Chisholm to read letter in reply to request for state/national registry from Washington State.

Washington ruled not to list the marker, because it's a marker and does not have symbolic value and has lost integrity because it was moved from original location.

Rob Freed

Gives brief explanation of committee's inability to participate in the City of Vancouver's movement of marker due to the fact that it was not listed on Heritage Register.

Asked for proponents comments

Marjory Reeves – Seattle, WA Chapter 885 of United Daughter of Confederacy

Feels it's important to the state's history that this monument be placed on registry to preserve it.

Rob Freed

Asked for additional comments or opposition

Neither opposition nor comments offered

Public portion of case closed

Discussion portion of case opened

Richard Hovey

Asked if the Historic Commission is bound by the same criteria the state used.

Holly Chamberlain

Said Commission members were free to use our own interpretation of the criteria taking into account our very localized histories.

Rob Freed

Felt marker had been removed from original location and lacks it's integrity. Does not have an association with Jefferson's life. Overall, feels the stone doesn't find strong enough significance for the registry of the marker.

Richard Hovey

Was the movement to have it registered begun here or in Seattle?

Holly Chamberlain

Felt it was significant to our history because of the fact that it was chosen to be placed in Clark County instead of somewhere else in the state. Would like to additions and changes to reflect concerns of why it was place in Clark County.

Change significant people to be just the women from the WA. State Hwy dept that had an impact on the local placement of monument. Need for a paragraph on May Avery Wilkins and more biographical information.

Rob Freed Reed:

Asked who owned the monument

Marjory:

The UDC

Holly Chamberlain

Felt it's import monument is not compared to other monuments or to the artistic nature selected by the creators. Believes if changes are made (in application materials) would be in favor of placing it on register.

Richard Hovey

Agreed it has significant value historically to the community and feels the location is good and adds flavor to local history.

Greg Weber

Will any additional info be provided (at the site) about the history of marker?

Marjory:

Yes. There is an explanation now w/ the marker.

Greg Weber

Wants to discuss future movement of monument and an agreement from the UDC to ensure location is agreeable to the committee.

Rob Freed

Feels placement needs to stay along highway it marks. Feels marker should not be moved in future.

Richard Hovey

Disagreed it's location should be w/ the museum and not tied to the original roadway.

Rob Freed

Asked if anyone had anything else to add

Holly Chamberlain

Moves the marker be placed on registry to include May Avery Wilkins biography added and reasons for its placement in the county and the reasons for its movement.

Richard Hovey

2nds the motion

Rob Freed

Calls for a vote

Holly Chamberlain

Yes

Richard Hovey

Yes

Greg Weber

Yes

Rob Freed

No

Carried 3 to 1

2nd case HST2002-00006

Design review of spirit of trial for CC Historic Museum

Derek Chisholm

Large monument was donated and placement is under review

Certificate of appropriateness asked for placement.

Staff recommends approval based on submitted request and it stays on grade w/ sidewalk and doesn't obstruct signage or quoins.

Wherever possible additions should be done so that possible future removal will not alter the original museums look

Rob Freed

Asked if applicant wanted to add anything or if there were any additional comments.

Rob Freed

Closed the public portion of case.

Deliberation and discussion amongst commissioners commenced

Holly Chamberlain

Was at museum and looked at the possible location of monument and felt the location was appropriate and hoped the fountain could be functional in the future

Derek Chisholm

Said he had been informed the plumbing of the fountain in the future was practical and possible, to the best of his knowledge.

Rob Freed

Had concerns that item number 9 (size and scale) were not addressed in staff report.

In his review of case, Rob Freed felt the size of the statue is incompatible w/ the small site. The grounds and building is simple and doesn't match w/ it's design and size.

Holly Chamberlain

Felt the size of the statue is large but since the museum had accepted it and have displays to complement it and so they should be allowed to do so. The role of the committee is only to address its location. The materials are not required to match because it's an object on display, therefore is not held to that standard. Agrees the placement is not ideal, but for them to decide now.

Rob Freed

Feels the statue takes away from simplicity of architecture and grounds. Feels it should be placed closer to the Oregon Trail, possibly along the waterfront, because of its historical connection to it. The placement on the grounds is not appropriate.

Richard Hovey

Feels the placement should be moved in from the sidewalk and back to the east so it won't be as obvious from the street. Perhaps the object could be placed with other monuments creating a courtyard in that section of the grounds.

Rob Freed

Felt Richard Hovey's alternate location doesn't satisfy the concerns he's raised

Holly Chamberlain

Asked Derek Chisholm to clarify the exact location.

Richard Hovey

Felt the monuments will draw interest and visitors to the museum.

Holly Chamberlain

Motion that they approve certificate of appropriateness for location of monument at side of museum at NE corner to not obscure plaque or corner quoining.

No second, so motion dies

Derek Chisholm

Applicant had expressed concerns that the monument be placed at sidewalk level to encourage reading of plaque, ADA accessibility, and the possible future interactive plumbed.

Greg Weber

Amended Holly Chamberlain's motion w/ addition of recommending fountain is made functional.

The members used visual aids to establish exact location for approval of placement.

Holly Chamberlain
2nd the motion.

Holly Chamberlain

Yes

Greg Weber

Yes

Richard Hovey

Yes

Rob Freed

No

Motion was carried 3 to 1

Derek Chisholm

Asked that the approved location be marked in red on staff plot plan.

3rd case HST 2002-00007

Certificate of appropriateness for Officers Row Handicap accessibility modifications for bldg. 9 & 10

Derek Chisholm

Presented staff report

Found original qualities would not be compromised.

Should be made to compliment the original design but be clearly distinguished by passers by.

Alterations made to retain the original integrity remain if addition is removed in the future.

The 20% cost ceiling should be used as a legal means of not requiring intrusive modifications.

Cited additional rules found in further research.

Derek Chisholm

Had a copy of design guidelines that were an attachment to the original transfer of property from the federal government, but were unsigned. Staff concludes and recommends the following:

Design modifications feel the architects have a good design, but the change in uses should be justified.

Documentation on change of use plans

The mini (on-porch) ramps and railings and new exterior doors should be avoided if possible

Work must proceed, if approved, w/o change to submitted design

Be complimentary of original design and distinguishable from original work

Rob Freed

Opened public portion of 2nd case

Steve Burdick

Brief history of City of Vancouver's stewardship of Officer's Row

City of Vancouver took ownership of Officers Row with the following goals

To preserve the row

Recoup the cost to the public

All objectives obtained but \$125,000 negative cash flow from 1998. More recently (2001)? Deficit of \$172,000. Officer's Row has lost money for last 4 years.

Steve Burdick was directed by City Manager to ensure Officer's Row break even.

Grant House folk art center was leased to restaurant

Marshall house was no longer used free of charge.

Convert residential use to commercial and limited to the two buildings proposed.

Doesn't feel potential for other bldg. Due to parking restrictions.

City projects deficit and cannot feed officers row if it could not be self supporting

At time the city took ownership of Officer's row ADA requirements were not adopted law.

Met w/ City building department, Bill Hawkins and others to see where to meet middle ground for conversion.

Bill Hawkins –Architect 1425 SW 20th Avenue, Portland, Oregon

ADA Access overview

Grant house was given access at rear, also Marshall house

Other units for rent had housing/offices w/ access.

The obstacles presented to his firm were preservation vs. ADA requirements. The two houses selected because of its ability to provide reasonable access and not be easily visible, i.e. minimal ramp slope. 1/2% of railing proposed cut. Restrooms must be ADA and outside access was to be obtained by converting small kitchen to bathroom. This provided plumbing, crawl access, and had least historical value. All avenues having been explored, Mr. Hawkins feels the best avenue has been presented for the committee's review.

Exterior doors added to buildings per Secretary of Interior of USA

May be cut if compatible but not duplicate the design.

Feels the rear opening has least impact due to its location.

Feels the plan has submitted a plan that is sensitive to the integrity of the building.

Feels they have not gone beyond the minimum requirements for ADA.

The 20% requirement to ADA is not applicable because the cost of remodeling mostly the ADA updates themselves.

Cindy Peterson

ADA requirements would be held to UBC requirements for change of use. For historic buildings if the changes are detrimental then the building department can use lesser standards. Found the west buildings were compatible in grade to provide ADA accesses.

Rob Freed

Asked for those in opposition to give comments at this point

Eric Dufendach-1051 Officer's Row

Tenant at one of buildings in debate and felt the percentage of railing effected/cut is closer to 5%.

Asked that the analysis of and proof of negative cash flow should be presented

The historical significance of the neighborhood should be weighed against the history

Mary White

Grew up in Vancouver for 78 years. Husband's father and mother lived in duplex unit in one of the houses effected. Feels the houses are meant to be lived in. Feels the conversion would destroy historical values of the units.

Jackson Burgess-1251 Officer's Row

Asserts that the 20% rule negates the possibility for conversions. Felt the rules must be abided by and negates the conversions. The 2nd floor access was not addressed and w/ that in mind the

Dan Jones- 5555 E Evergreen Street

Has lived on the row for a long time. Feels the conversion from residential to commercial use is poor. Opposes the conversion.

Phyllis Smith – 1601 Officer's Row

Asked if the handicap accessibility standards are stricter based on occupancy load and asked if this is the case?

Cindy Peterson

For commercial occupancy the requirements for barrier free access is required regardless of business size.
Questioned if the conversion was a tax base issue, and doesn't feel it's relevant.

Steve Burdick

The state audits the row periodically.

Larry Holden

Alternate means for making the row self-supporting include raising rents for all tenants, changing uses to more profitable, put off maintenance.

For example The Grant House restaurant takes on maintenance costs.

Pre-existing uses are not required to update to current standards.

Rob Freed

Any other comments / questions? (none)

Public comment closed and discussion opened for Commission

Larry Holden

\$18.00 per sq. feet. Anticipated revenue.

Rob Freed

Document presented in staff report?

Not a document the city staff was aware of.

Rob Freed

When transfer of property usually has a signed document that has stipulations for transfer and wants to know where this original document is?

City Staff

Felt that it was possible that a document of this nature may not have been generated based on the unusual manner of transfer.

Holly Chamberlain

Wants to know how the city can be confident to fill lease

Larry Holden

Has letters of intent based on ADA accessibility and outcome of approval. Will have vacancies filled.

Holly Chamberlain

Worried that impacts generated by tenant uses i.e. traffic will alter livability and enjoyment of row to pedestrians and other tenants Would current advertising standards be maintained

Larry Holden

Yes

Greg Weber

Asked if other buildings are going to be considered for conversion in the future?

City Staff

Feels only those slated for alteration now are plausible candidates

Larry Holden

Conversions of other buildings were unable to be converted w/o need for ADA requirements, but accessible door hardware will be used.

Bill Hawkins

UBC allows for leaving ramps off of the other 3 houses.

Rob Freed

What percentage of houses will be Residential vs. Commercial?

Larry Holden

Approximately 6 will remain residential.

Greg Weber

Could the Marshall house continue to be used as a handicap meeting place?

Cindy Peterson

This is done currently because the ADA requirements were not in place at the time of original conversions.

Greg

Found the proposed ramps (on the porches) lack architectural integrity.

Citizen

Asked to speak but

Rob Freed

Denied request because public portion of meeting is closed.

Another citizen asked if the committee had plans of proposed alterations

Rob Freed

They did and Holly Chamberlain gave Derek Chisholm permission to show a copy of plans.

Rob Freed

Adjourned for 5 minutes.

Rob Freed

Reconvened meeting

Derek Chisholm

Offered clarification of 20% issued. Feels the cost was not to include the original remodeling cost, but rather the cost incurred currently to this conversion.

Rob Freed

Aren't all proposed changes for ADA?

Derek Chisholm

There were other changes that would be made for function of tenant uses.

LG Nelson

The 20% rule is used by building divisions as a means of forcing a certain level of conversion/ upgrade and not as a limit to be spent.

Rob Freed

Reiterated his belief that an original document outlining transfer of ownership exists.

Bill

The date of the document is also important

Rob Freed to Steve Burdick

Is there a document transfer on the barracks being prepared?

Steve Burdick

The lease is the only document he is aware of.

Derek Chisholm

Apologizes for lack of documentation provided.

Holly Chamberlain

Feels that the document provided by Derek Chisholm, due to the lack of signatures, invalidates the reliability of it.

Larry Holden

Asks that they consider this a rehab and not restoration and trust the city to not abuse its power.

Derek Chisholm

Only the facade cut was to be a consideration.

Richard Hovey

Will this cut be where the original opening was?

Derek Chisholm

He couldn't say. He has no photographic evidence.

Richard Hovey & Holly Chamberlain

Feel the conversion doesn't forbid the possibility of the future return to residential uses

Rob Freed & Greg

Would like to address the ramps proposed. Preferred the smaller ramps used in Portland. Was this due to restrictions placed on the architect by the building division?

LG Nelson

Minimum ramp rise is required by code for wheelchair access.

Greg

A 2" lip has been used to prevent, in Portland, wheelchairs from sliding back. The multiple ramps currently on the row are a problem. Would a community meeting place be an option for these new spaces.

Cindy Peterson

The requirements are for potential employees as well.

LG Nelson

Federal Law forces owners/renters do the same

Rob Freed

Isn't there any leeway for these historic buildings?

Cindy Peterson

The Building Division has given as much leeway for historic consideration as they feel they can. A sloped surface is not an option because you cannot be one when opening a door.

Rob Freed

Are other clarifications, etc required prior to calling for a motion?

Holly Chamberlain

No, but prior to a motion, I'd like to clarify the avenues for appeals to their decisions.

Derek Chisholm

Appeals of the historic committee's decision would go to the city council and then to superior court.

Holly Chamberlain

Moves to approve the certificate and incorporate staff comment w/some items struck. Would like item 4 remove. 5 strike last sentence. All other findings stand as is. Would recommend conditions that the work proceed as proposed and that the work is distinguishable from the original.

Richard Hovey
2nds the motion

Motion carried unanimously

Rob Freed

Unfinished business
Amtrak station progress

Derek Chisholm

Amtrak - The state is asking for qualifications of volunteers and that they are currently going through 4-F processes.

Rob Freed

Would delays to progress impact funding?

Holly Chamberlain

There are several ways to justify construction commencement

Rob Freed

Voice concerns on how project was being handled. Is upset that preservation of the building is inadequate and yet it still happens. Wants satisfactory answer to concerns answered. Overall, is unhappy with proposed Amtrak changes.

Derek Chisholm

Needs some Bio info from Rob Freed & Julie

Rob Freed

Would like commissioner's status sheet for committee to contact them.
Would require information on nominations for county and anything applicable to officer's row. Feels it could be time saving tools for the committee. If on a trip to Olympia, etc. Please check into these record deficiencies.

Holly Chamberlain

Feels the state has closed general usage of archived files and that it would be beneficial to research restrictions and requirements to look through the files
General discussion of upcoming historical seminar

Rob Freed

Commission members being reimbursed for training vs. city sponsored training. Is it possibility?

Linda

Never been a line item in the budget for accommodations. There would have to be a budget request.

Molly

Could it be potentially covered under the training budget allotments?

Rob Freed & Holly Chamberlain

Agree a submittal for reimbursement for this upcoming conference will be submitted.

Linda

A request would be submitted to Leanne. And, a request from the committee would be better received than if submitted by a staff person.

Rob Freed

Would a meeting be required next month?

Derek Chisholm

Not that he's aware of.

Rob Freed

Suggests not having an October meeting.

Holly Chamberlain

Unless something compelling comes up and instead of the training seminar in that month, a meeting would not be necessary.

Rob Freed

Any other business?

Derek Chisholm

Suggested a way of presenting plans for discussion for future meetings.

Motion to adjourned carried unanimously